

Extended Demographic Report - PopStats

2020 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval

Dec 5, 2023



Latitude: 35.914386 Longitude: -86.832759

Watson Glen Shopping Center Franklin, TN		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Current Year Estimated Population	9,593	54,381	101,550
	Population Est 23Q1	9,582	54,140	101,079
	Population Est 22Q4	9,576	53,899	100,655
	Population Est 22Q3	9,572	53,870	100,416
	Population Est 22Q2	9,549	53,870	100,338
	Population Est 22Q1	9,531	53,747	100,144
	Population Est 21Q4	9,507	53,504	99,732
	Population Est 21Q3	9,512	53,454	99,360
	Population Est 21Q2	9,467	52,732	98,492
	Population Fcst	9,900	58,431	107,988
	2010 Census Population	8,963	34,743	55,950
	2000 Census Population	8,119	28,467	46,102
	1990 Census Population	3,581	14,768	25,827
	Current Year Daytime Population	16,594	75,551	119,978
	Average Seasonal Population	92	905	1,642
	Historical Annual Growth, 1990 – 2000	8.53%	6.78%	5.97%
	Historical Annual Growth, 2000 – 2010	0.99%	2.01%	1.95%
	Estimated Annual Growth, 2010 – CY	0.51%	3.44%	4.60%
	Projected Annual Growth, CY to Y5	0.63%	1.45%	1.24%
	Group Qtrs Est	318	829	1,039
Transient Est Average Last 4 Qtrs	1,916	4,547	7,522	
Households	Current Year Estimated Households	3,880	21,749	39,039
	Households Est 23Q1	3,875	21,648	38,852
	Households Est 22Q4	3,874	21,548	38,682
	Households Est 22Q3	3,872	21,541	38,601
	Households Est 22Q2	3,862	21,540	38,573
	Households Est 22Q1	3,854	21,490	38,499
	Households Est 21Q4	3,844	21,368	38,317
	Households Est 21Q3	3,846	21,339	38,152
	Households Est 21Q2	3,828	21,074	37,859
	Households Fcst	4,014	23,381	41,517
	2010 Census Households	3,452	13,205	21,049
	2000 Census Households	2,922	10,556	16,948
	1990 Census Households	1,308	5,416	9,262
	Historical Annual Growth, 1990 – 2000	8.37%	6.90%	6.23%
	Historical Annual Growth, 2000 – 2010	1.68%	2.26%	2.19%
	Estimated Annual Growth, 2010 – CY	0.89%	3.84%	4.77%
	Projected Annual Growth, CY to Y5	0.68%	1.46%	1.24%
Population per Household	2.39	2.46	2.57	

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Watson Glen Shopping Center Franklin, TN		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Income	HH Income \$500,000 or more	1.6%	2.7%	3.1%
	HH Income \$250,000 to \$499,999	1.9%	3.2%	3.7%
	HH Income \$200,000 to \$249,999	4.5%	7.5%	8.6%
	HH Income \$175,000 to \$199,999	5.0%	8.1%	8.5%
	HH Income \$150,000 to \$174,999	7.7%	8.0%	8.0%
	HH Income \$100,000 to 149,999	27.8%	22.8%	22.1%
	HH Income \$75,000 to 99,999	15.2%	13.3%	12.5%
	HH Income \$50,000 to 74,999	13.9%	13.2%	12.9%
	HH Income \$35,000 to 49,999	6.9%	7.6%	7.9%
	HH Income \$25,000 to 34,999	6.2%	5.1%	4.7%
	HH Income \$15,000 to 24,999	6.9%	4.9%	4.1%
	HH Income \$0 to 14,999	2.2%	3.8%	3.9%
	Average Household Income	\$108,025	\$128,610	\$137,038
	Median Household Income	\$97,583	\$104,235	\$108,120
	Per Capita Income	\$45,246	\$52,110	\$53,133
	2000 Average HH Income	\$84,691	\$84,264	\$86,594
	2000 Median HH Income	\$71,621	\$69,850	\$71,254
	Average Disposable Income	91,743	101,448	105,182
	Median Disposable Income	86,456	91,551	94,349
	Discretionary HH Income Over \$150,000	1.7%	6.7%	9.0%
	Discretionary HH Income \$125,000 to \$149,999	6.2%	10.8%	11.2%
	Discretionary HH Income \$100,000 to \$124,999	9.9%	10.7%	10.9%
	Discretionary HH Income \$75,000 to \$99,999	17.3%	15.4%	15.4%
	Discretionary HH Income \$50,000 to \$74,999	27.5%	21.6%	20.1%
	Discretionary HH Income \$25,000 to \$49,999	20.6%	19.7%	19.5%
	Discretionary HH Income Under \$25,000	16.8%	15.1%	13.8%
	Average Discretionary HH Income	65,100	73,656	76,946
	Median Discretionary HH Income	62,414	68,554	71,433
	Householder White – Count	3,098	17,148	31,614
	Median HH Income	\$96,819	\$108,531	\$112,750
	Average HH Income	\$99,906	\$110,745	\$113,695
	Householder Black or African-American – Count	132	1,174	2,010
	Median HH Income	\$107,080	\$67,318	\$74,028
	Average HH Income	\$104,686	\$76,502	\$82,127
Householder Hispanic – Count	198	1,032	1,652	
Median HH Income	\$39,963	\$55,270	\$53,763	
Average HH Income	\$68,663	\$69,052	\$70,271	
Householder Asian or Pacific Islander – Count	243	1,456	2,279	
Median HH Income	\$112,688	\$115,519	\$116,481	
Average HH Income	\$113,200	\$112,644	\$113,871	
Householder Other or Pacific Islander – Count	210	939	1,483	
Median HH Income	\$98,303	\$104,338	\$102,630	
Average HH Income	\$94,983	\$108,139	\$108,797	
Gender	Male Population	4,570	26,214	48,986
	Female Population	5,023	28,167	52,564

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Watson Glen Shopping Center Franklin, TN		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Total Population by Age	Count of Pop 0 to 4 years	586	3,170	5,649
	Count of Pop 0 to 7 years	841	4,676	8,510
	Count of Pop 5 - 13	1,032	6,215	12,156
	Count of Pop 14 - 18	435	2,775	5,775
	Count of Pop 19 - 22	430	2,659	5,368
	Count of Pop 22 - 25	324	1,922	3,727
	Count of Pop 25 - 29	636	3,209	5,401
	Count of Pop 30 - 34	711	3,554	5,752
	Count of Pop 35 - 39	688	3,835	6,633
	Count of Pop 40 - 44	676	3,951	7,346
	Count of Pop 45 - 59	1,763	10,775	21,026
	Count of Pop 60 - 74	1,496	8,678	16,136
	Count of Pop 75 - 84	498	2,656	4,954
	Count of Pop 85+	316	981	1,626
	% of Pop 0 to 4 years	6.1%	5.8%	5.6%
	% of Pop 0 to 7 years	8.8%	8.6%	8.4%
	% of Pop 5 - 13	10.8%	11.4%	12.0%
	% of Pop 14 - 18	4.5%	5.1%	5.7%
	% of Pop 19 - 22	4.5%	4.9%	5.3%
	% of Pop 22 - 25	3.4%	3.5%	3.7%
	% of Pop 25 - 29	6.6%	5.9%	5.3%
% of Pop 30 - 34	7.4%	6.5%	5.7%	
% of Pop 35 - 39	7.2%	7.1%	6.5%	
% of Pop 40 - 44	7.1%	7.3%	7.2%	
% of Pop 45 - 59	18.4%	19.8%	20.7%	
% of Pop 60 - 74	15.6%	16.0%	15.9%	
% of Pop 75 - 84	5.2%	4.9%	4.9%	
% of Pop 85+	3.3%	1.8%	1.6%	
Median Age	39.7	39.8	40.2	
Average Age	40.6	39.9	39.7	
Male Population by Age	% of Pop 0 to 4 years	6.5%	6.2%	5.9%
	% of Pop 5 - 13	12.1%	12.3%	12.7%
	% of Pop 14 - 18	5.0%	5.4%	6.0%
	% of Pop 19 - 22	4.8%	5.2%	5.5%
	% of Pop 22 - 25	3.7%	3.7%	3.8%
	% of Pop 25 - 29	7.0%	6.1%	5.6%
	% of Pop 30 - 34	7.7%	6.6%	5.7%
	% of Pop 35 - 39	7.5%	7.0%	6.5%
	% of Pop 40 - 44	7.5%	7.3%	7.3%
	% of Pop 45 - 59	18.1%	19.7%	20.5%
	% of Pop 75 - 84	4.0%	4.3%	4.3%
	% of Pop 60 - 74	14.4%	15.2%	15.2%
	% of Pop 85+	1.9%	1.1%	1.1%
	Median Age	37.2	38.2	38.7
Average Age	38.2	38.5	38.4	

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	% of Pop 0 to 4 years	5.8%	5.5%	5.3%
	% of Pop 5 - 13	9.5%	10.6%	11.3%
	% of Pop 14 - 18	4.1%	4.8%	5.4%
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	% of Pop 25 - 29	6.3%	5.7%	5.1%
	% of Pop 30 - 34	7.2%	6.5%	5.6%
	% of Pop 35 - 39	6.9%	7.1%	6.6%
	% of Pop 40 - 44	6.7%	7.2%	7.2%
	% of Pop 45 - 59	18.6%	20.0%	20.9%
	% of Pop 60 - 74	16.7%	16.7%	16.5%
	% of Pop 75 - 84	6.3%	5.5%	5.4%
	% of Pop 85+	4.6%	2.4%	2.1%
	Median Age	42.2	41.2	41.5
Average Age	42.8	41.2	40.9	
Race	Count of White	7,323	41,640	79,127
	Count of Black or African-American	394	3,058	5,001
	Count of Asian or Pacific Islander	668	3,941	7,215
	Count of Other races	1,207	5,741	10,207
	White	76.3%	76.6%	77.9%
	Black or African American	4.1%	5.6%	4.9%
	Asian	7.0%	7.2%	7.1%
	Other Races	12.6%	10.6%	10.1%
Language Spoken	Speak English at Home	87.6%	86.4%	88.1%
	Speak Spanish at Home	3.7%	5.1%	4.7%
	Speak French or French Creole at Home	0.3%	0.3%	0.3%
	Speak German at Home	0.3%	0.3%	0.3%
	Speak Other Indo-European Languages at Home	4.9%	3.5%	2.6%
	Speak Russian and Other Slavic Languages at H	0.3%	0.2%	0.2%
	Speak Chinese at Home	0.6%	0.7%	0.7%
	Speak Korean at Home	0.3%	0.5%	0.5%
	Speak Vietnamese at Home	0.0%	0.0%	0.1%
	Speak Other Asian Languages at Home	1.5%	2.7%	2.4%
	Speak Tagalog and Other Pacific Languages at H	0.5%	0.2%	0.2%
	Speak Other Language at Home	0.1%	0.1%	0.1%
Hispanic	Hispanic Population	897	4,348	7,530
	Hispanic Population Percent	9.3%	8.0%	7.4%
	Mexican	71.8%	66.8%	59.6%
	Puerto Rican	9.7%	6.1%	5.6%
	Cuban	2.0%	3.2%	3.5%
	Dominican	0.0%	0.7%	1.6%
	Central American	4.9%	4.3%	6.1%
	South American	1.6%	8.1%	14.0%
	Other Hispanic	10.1%	10.8%	9.7%
	2000 Hispanic Population Percent	5%	5%	4%
	1990 Hispanic Population Percent	1%	1%	1%

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Watson Glen Shopping Center Franklin, TN		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Ancestry	American (percent of total population)	7.5%	6.0%	6.2%
	American	7.1%	5.8%	5.9%
	Native American (ie. Indian/Eskimo)	0.3%	0.2%	0.2%
	Hawaiian/Pacific Islander	0.1%	0.1%	0.1%
	Asian (percent of total population)	6.9%	7.2%	7.1%
	Chinese	0.7%	1.0%	1.1%
	Japanese	0.1%	0.3%	0.3%
	Korean	0.4%	0.3%	0.4%
	South Central Asian (ie. Indian)	3.6%	4.8%	4.3%
	South East Asian (ie. Vietnamese)	1.7%	0.6%	0.6%
	Other Asian	0.4%	0.2%	0.3%
	European (percent of total population)	39.5%	38.8%	40.7%
	British	10.8%	10.3%	11.6%
	Dutch	0.7%	0.6%	0.6%
	French	1.4%	1.3%	1.3%
	German	7.4%	7.4%	7.8%
	Italian	2.7%	2.3%	2.4%
	Polish	1.1%	1.3%	1.2%
	Scandinavian	1.7%	1.4%	1.6%
	Scotch/Irish	10.0%	9.6%	9.8%
Other European (ie. Greek/Russian)	3.7%	4.5%	4.4%	
Middle Eastern	0.7%	0.8%	0.8%	
Other Ancestry	14.4%	17.3%	16.7%	
Unclassified Ancestry	21.7%	21.8%	21.2%	
Education (Age 25+)	Adult Population (25 Years or Older)	6,785	37,639	68,874
	Elementary (0 to 8)	1.3%	2.1%	2.2%
	Some High School (9 to 11)	3.3%	3.4%	3.0%
	High School Graduate (12)	14.2%	12.8%	12.3%
	Some College (13 to 16)	15.4%	15.3%	15.2%
	Associates Degree Only	7.4%	6.1%	6.1%
	Bachelors Degree Only	34.0%	37.3%	38.1%
	Graduate Degree	24.5%	23.0%	23.1%
	% College (4+)	58.5%	60.3%	61.2%
Household Type	Total Households – count	3,880	21,749	39,039
	One Person HHs – count	1,163	6,002	9,540
	Family HHs – count	2,624	14,651	27,524
	Married Couple – count	2,261	12,696	23,735
	w/own children – count	987	5,511	10,636
	w/out own children – count	1,274	7,184	13,099
	Male Householder – count	84	441	735
	Female Householder – count	279	1,515	3,054
	Non-Family Households – count	94	1,095	1,975
	1 Person Household	30.0%	27.6%	24.4%
	2 Person Household	35.0%	34.0%	33.7%
	3 Person Household	14.4%	15.6%	16.0%
	4 Person Household	13.3%	14.7%	16.7%
	5 Person Household	5.0%	5.6%	6.4%
	6 Person Household	1.8%	1.8%	2.0%
7+ Person Household	0.6%	0.7%	0.8%	
% Households With Children	28.9%	30.4%	32.3%	

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Watson Glen Shopping Center Franklin, TN		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Housing	Total Housing Units	4,041	22,916	40,889
	Owner Occupied Percent	53.2%	58.0%	65.0%
	Renter Occupied Percent	42.8%	36.9%	30.5%
	Vacant Housing Percent	4.0%	5.1%	4.5%
	Total Housing Units (Census 2000)	3,089	11,100	17,772
	For Rent (Census 2000)	40%	30%	26%
	For Sale (Census 2000)	29%	45%	47%
	Rented or Sold, (Census 2000)	9%	9%	12%
	Seasonal (Census 2014)	0%	11%	13%
	Other (Census 2000)	5%	6%	8%
Homes Built By Year	Homes Built 1990 to 2000	58%	53%	50%
	Homes Built 1980 to 1989	32%	27%	25%
	Homes Built 1970 to 1979	8%	13%	17%
	Homes Built 1960 to 1969	1%	4%	6%
	Homes Built 1950 to 1959	0%	1%	2%
	Homes Built 1940 to 1949	0%	1%	1%
	Homes Built Before 1939	1%	1%	1%
Units in Structure	1 Unit	66%	74%	79%
	2 - 9 Units	15%	12%	10%
	Greater than 10 Units	19%	14%	11%
	Mobilie Trailer	0%	0%	0%
	Other Units	0%	0%	0%
Home Value (Owner Occupied)	Property Value \$1,000,000 or more	8.3%	16.7%	21.3%
	Property Value \$750,000 to \$999,999	13.8%	19.1%	20.8%
	Property Value \$500,000 to \$749,999	53.8%	39.6%	34.3%
	Property Value \$400,000 to \$499,999	14.4%	10.2%	8.8%
	Property Value \$300,000, to \$399,999	5.1%	5.9%	5.1%
	Property Value \$200,000 to \$299,999	2.3%	2.5%	2.3%
	Property Value \$150,000 to \$199,999	0.0%	0.5%	0.5%
	Property Value \$100,000 to \$149,999	0.0%	0.3%	0.2%
	Property Value \$60,000 to \$99,999	0.0%	0.2%	0.2%
	Property Value \$40,000 to \$59,999	0.1%	0.1%	0.2%
	Property Value \$0 to \$39,999	0.6%	0.4%	0.7%
	Median Home Value	\$623,811	\$675,035	\$713,208
Median Rent	\$849	\$792	\$785	
Wealth per Household	\$0 and under - percent	16.9%	16.6%	16.1%
	\$1 to \$4999 - percent	7.9%	7.6%	7.2%
	\$5k to \$9999 - percent	4.3%	4.2%	4.1%
	\$10k to \$24999 - percent	6.2%	6.1%	6.0%
	\$25k to \$49999 - percent	6.7%	6.7%	6.7%
	\$50k to \$99999 - percent	9.9%	9.9%	10.0%
	\$100k to \$249999 - percent	18.0%	18.1%	18.5%
	\$250k to \$499999 - percent	13.7%	13.9%	14.3%
	\$500k+ - percent	16.4%	16.8%	17.2%
	Median HH Wealth	\$90,419	\$94,248	\$99,693
	Avg HH Wealth	\$258,743	\$263,415	\$269,648

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Economic Viability	Economic Viability Local	214	223	224
	Economic Viability Indexed	214	223	224
Occupation (Employed Civilians Age 16+)	Employed Civilian Pop 16+ by Occupation	5,558	30,340	54,533
	Managerial/Executive	26.4%	25.4%	26.9%
	Professional Specialty	33.9%	30.2%	30.2%
	Healthcare Support	1.8%	1.6%	1.4%
	Sales	9.3%	12.1%	11.8%
	Office & Administrative Support	9.6%	10.7%	10.1%
	Protective Service	0.1%	0.6%	0.7%
	Food Preparation	5.5%	5.4%	4.9%
	Building Maintenance & Cleaning	0.2%	0.9%	1.2%
	Personal Care	3.3%	3.6%	3.0%
	Farming, Fishing, & Forestry	0.0%	0.6%	0.5%
	Construction	2.7%	3.9%	4.0%
	Production & Transportation	7.3%	5.0%	5.2%
	Percent White Collar Workers	81.0%	80.0%	80.4%
Percent Blue Collar Workers	19.0%	20.0%	19.6%	
Employment by Industry (Employed Civilians Age 16+)	Agriculture/Mining/Construction	1.9%	5.4%	5.7%
	Manufacturing	7.0%	7.1%	6.8%
	Transportation	4.3%	2.3%	2.4%
	Information	1.7%	3.0%	3.0%
	Wholesale/Retail	11.7%	13.2%	13.4%
	Finance, Insurance, Real Estate	9.3%	10.5%	10.4%
	Professional Services	11.7%	12.2%	12.8%
	Management Services	0.9%	0.9%	0.7%
	Administrative/Waste Services	2.9%	2.7%	2.6%
	Educational Services	29.4%	23.3%	23.6%
	Entertainment Services	10.5%	10.8%	10.3%
Other Professional Services	6.9%	6.0%	5.6%	
Public Administration	1.7%	2.5%	2.7%	
Transportation To Work	Drive to Work Alone	85.1%	83.5%	83.8%
	Drive to Work Carpool	8.3%	9.4%	8.9%
	Travel to Work by Public Transportation	0.1%	0.1%	0.1%
	Drive to Work on Motorcycle	0.0%	0.0%	0.0%
	Drive to Work on Bicycle	0.0%	0.1%	0.1%
	Walked to Work	0.9%	0.7%	0.6%
	Other Means	0.5%	1.1%	1.1%
	Work at Home	5.1%	5.1%	5.4%

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	Travel to Work in Less than 5 Minutes	2.8%	2.4%	2.3%
	Travel to Work in 5 to 9 Minutes	10.3%	9.1%	8.2%
	Travel to Work in 10 to 14 Minutes	14.2%	15.1%	14.8%
	Travel to Work in 15 to 19 Minutes	13.0%	13.2%	14.8%
	Travel to Work in 20 to 29 Minutes	27.5%	24.9%	24.6%
	Travel to Work in 30 to 44 Minutes	25.5%	27.4%	26.9%
	Travel to Work in 45 to 59 Minutes	4.2%	4.9%	5.5%
	Travel to Work in 60 Minutes or more	2.8%	3.0%	3.1%
	Average Travel Time to Work	22	23	23
Vehicles per HH	No Vehicles	7.2%	3.9%	2.8%
	1 Vehicle	31.2%	28.0%	25.3%
	2 Vehicles	43.0%	47.3%	48.6%
	3 or more vehicles	18.7%	20.8%	23.3%
		Average Number of Vehicles	1.78	1.92
Change	Births (last 12 months)	117	647	1,174
	Deaths (last 12 months)	121	654	1,234
	Migration (last 12 months)	51	525	1,287
Work place	Workplace Establishments	1,139	4,594	6,451
	Workplace Employees (FTE)	12,014	48,542	68,510